



The City of West University Place

A Neighborhood City

Building & Standards Commission

Located in the Bill Watson Conference Room,

3800 University Blvd,
West University Place, Texas 77005
Meeting Minutes

July 7, 2016

MEMBERS PRESENT: Steve Brown, Sylvette Bobb, Frank Griffin, Denny Powers, Kris Westbrook, Muddy McDaniel, Chuck Marshall and Connie Clark

MEMBER ABSENT: Bruce Beneke

STAFF PRESENT: Chief Building Official, Clay Chew, Legal Counsel, Alan Petrov and Public Works Administrative Coordinator, Josie M. Hayes

GUEST PRESENT: David Cole

[Call to Order] Steve Brown called the meeting to order at 6:00 p.m.

1. **Notices, Rules, Etc.** Steve Brown welcomed BSC members, staff and visitors to the meeting. There were introductions of BSC members and staff.
2. **Meeting Minutes.** Denny Powers made a motion to approve the April 7, 2016 meeting minutes. Sylvette Bobb seconded the motion. **AYES:** Steve Brown, Sylvette Bobb, Denny Powers and Kris Westbrook. **NOES:** None. **ABSTAIN:** Frank Griffin. Meeting minutes approved.
3. **Construction Code Updates.** Clay Chew stated the state of Texas has adopted the 2015 International Energy Conservation Code in an effort to lower the energy requirements for homes. The legislation requires all Texas homes to meet the new energy efficiency requirement which takes effect in September 2016. Most of the major changes happened between the 2009 and 2012 codes. The City of West University Place is currently using the 2012 code which means the City will not be affected much. BSC briefly discussed the highlights of the 2015 International Energy Conservation Code. Clay Chew stated any major renovation/addition that is heated or cooled would have to meet the requirements of the 2015 code. Frank Griffin made a motion to adopt the 2015 International Energy Conservation Code. Sylvette Bobb seconded. **AYES:** Steve Brown, Sylvette Bobb, Frank Griffin, Denny Powers and Kris Westbrook. **NOES:** None. **ABSTAIN:** None. Motion approved.
4. **Foundation Elevation above Standard Base Level and Related Matters.** Steve Brown stated there was general discussion at previous BSC meetings to require contractors to





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add one foot of freeboard to the floodplain ordinance. While most members felt it would be beneficial for new construction, there was concern that it would cause a hardship for existing homes that were substantially damaged or improved. Clay Chew stated Appendix C, Section C-104 of the International Building Code could be amended to require the foundations for each new building or new addition (except substantial improvements) to be elevated a minimum height above standard base level (natural grade) without changing the floodplain ordinance. Clay Chew stated the cities of Sugar Land and Rosenberg currently require new buildings to be built two feet above natural grade and the City of Pearland only requires one foot above natural grade. Kris Westbrook made a motion to require all new homes to have their lower floor level elevated a minimum of fifteen inches above the standard base level. Frank Griffin seconded. **AYES:** Steve Brown, Sylvette Bobb, Frank Griffin, Denny Powers and Kris Westbrook. **NOES:** None. **ABSTAIN:** None. Motion approved.

[Adjournment]

Denny Powers made a motion to adjourn. Frank Griffin seconded. **AYES:** Steve Brown, Sylvette Bobb, Frank Griffin, Denny Powers and Kris Westbrook. **NOES:** None. **ABSTAIN:** None. Meeting adjourned at 6:41 p.m.

PASSED THIS 18th DAY OF August, 2016

Steve Brown
Steve Brown, Chairman

ATTEST: Josie M. Hayes
Mrs. Josie M. Hayes, Public Works Administrative Coordinator

